

# BOARD OF DESIGN REVIEW MINUTES

May 1, 2003

CALL TO ORDER: Vice-Chairman Hal Beighley called the meeting to order at 6:30 p.m. in the 2<sup>nd</sup> Floor Conference Room at 4755 SW Griffith Drive.

ROLL CALL: Vice-Chairman Hal Beighley Board Members Cecilia Antonio, Stewart Straus, and Jessica Weathers. Chairman Mimi Doukas and Board Members Ronald Nardoza and Jennifer Shipley were excused.

Associate Planner Scott Whyte, Senior Planner John Osterberg, and Recording Secretary Sandra Pearson represented staff.

## VISITORS:

Vice-Chairman Beighley read the format for the meeting and asked if any member of the audience wished to address the Board on any non-agenda item. There was no response.

## NEW BUSINESS:

### PUBLIC HEARING:

Vice-Chairman Beighley opened the Public Hearing and read the format of the hearing. There were no disqualifications of Board Members. No one in the audience challenged the right of any Board Member to hear any agenda items or participate in the hearing or requested that the hearing be postponed to a later date. He asked if there were any ex parte contact, conflict of interest or disqualifications in any of the hearings on the agenda.

A. DR 2003-0002 – TERPENNING TENNIS STADIUM ADDITION TYPE 2 DESIGN REVIEW

B. TP 2003-0002 – TERPENNING TENNIS STADIUM ADDITION TREE PLAN 3

The applicant proposes the addition of one outdoor-lighted tennis court to the existing Terpenning Tennis Center. The applicant's Design Review proposal includes grading of the area

around the proposed court to accommodate portable bleachers that will seat up to 600 people. The Board will also consider the applicant's request to remove certain trees from the site. These trees are considered part of a significant grove according to the City's Tree Inventory. The Terpenning Tennis Center is generally located on the northeast corner of NW 158<sup>th</sup> Avenue and NW Walker Road and is approximately 90.17 acres in size. The site can be specifically identified as Tax Lot 100 of the Washington County Assessor's Map 1S1-05BA, Tax Lot 1200 of Map 1S1-05AB, and Tax Lots 200 and 201 of Map 1N1-32CD. The subject site, where proposed for the tennis court addition, is zoned Residential Urban Standard Density (R-7).

Vice-Chairman Beighley disclosed that his firm is currently involved in a project for Tualatin Hills Park & Recreation District (THPRD), noting that this would not affect his ability to participate in a fair and impartial decision with regard to this proposal.

Associate Planner Scott Whyte presented the Staff Reports, observing that staff recommends approval with certain Conditions of Approval, and offered to respond to questions.

#### **APPLICANT:**

**BRIAN LEAHY**, President of the *Greater Portland Tennis Council* and Supervisor for THPRD, introduced himself and Allan Wells, Arborist representing THPRD. He explained that the proposal pertains to a 12-year effort that involves no tax dollars, emphasizing that the project has been totally funded by the local tennis community, and pointed out that no telephone calls or correspondence has been received in opposition to this proposal. He referred to an illustration of what he referred to as the ultimate dream for a tennis stadium, adding that it is hoped that the temporary portable bleachers would eventually be replaced with permanent seating. He introduced the Project Consultant, Kevin Apperson, and Chuck Richards, Founder of the *Oregon Sports Trust and Sports Academy*, observing that this organization has provided a great deal of financial assistance and support.

**ALLAN WELLS**, Staff Arborist representing THPRD, mentioned that the applicant concurs with suggestions of the City Arborist, in particular the substitution of alder and fir in lieu of the originally proposed Western Hemlock. He pointed out that Grove No. 36

provides a tremendous opportunity for mitigation, subject to the caliper rule, and offered to respond to questions.

On question, **KEVIN APPERSON**, representing *Mooreia Cofano Goltsman, Inc.*, advised Ms. Antonio that the bleachers would be placed on grass, rather than cement.

Observing that the subject site involves a bowl-shaped area, Mr. Straus questioned whether the proposal provides any opportunity to utilize the natural shape of the ground, and was informed by Mr. Apperson that while this would be possible on the east side of the site, it would not be feasible on the west side.

On question, Mr. Leahy advised Senior Planner John Osterberg that while the permanent bleachers are the ultimate goal, they are not involved in this particular proposal.

**PUBLIC TESTIMONY:**

No member of the public testified with regard to this proposal.

The public portion of the Public Hearing was closed.

Mr. Straus **MOVED** and Ms. Antonio **SECONDED** a motion to **APPROVE** DR 2003-0002 – Terpenning Tennis Stadium Addition Type 2 Design Review, based upon the testimony, reports and exhibits presented during the public hearings on the matter and upon the background facts, findings and conclusions found in the Staff Report dated April 24, 2003, including Conditions of Approval Nos. 1 through 14.

**CARRIED** by the following roll call vote:

**AYES:** Straus, Antonio, Weathers, and Beighley.  
**NAYS:** None.  
**ABSTAIN:** None.  
**ABSENT:** Doukas, Nardoza, and Shipley.

Mr. Straus **MOVED** and Ms. Antonio **SECONDED** a motion to **APPROVE** TP 2003-0002 – Terpenning Tennis Stadium Addition Tree Plan 3, based upon the testimony, reports and exhibits presented during the public hearings on the matter and upon the background facts, findings and conclusions found in the Staff Report dated April 24, 2003, including Conditions of Approval Nos. 1 through 7.

**CARRIED** by the following roll call vote:

**AYES:** Straus, Antonio, Weathers, and Beighley.  
**NAYS:** None.  
**ABSTAIN:** None.  
**ABSENT:** Doukas, Nardozza, and Shipley.

**APPROVAL OF MINUTES:**

The minutes of March 27, 2003, as written, were submitted. Vice-Chairman Beighley asked if there were any changes or corrections. Mr. Straus **MOVED** and Ms. Antonio **SECONDED** a motion that the minutes be adopted as written and submitted.

The question was called and the motion **CARRIED** unanimously, with the exception of Vice-Chairman Beighley, who abstained from voting on this issue.

The minutes of April 3, 2003, as written, were submitted. Vice-Chairman Beighley asked if there were any changes or corrections. Ms. Antonio **MOVED** and Ms. Weathers **SECONDED** a motion that the minutes be adopted as written and submitted.

The question was called and the motion **CARRIED** unanimously, with the exception of Mr. Straus, who abstained from voting on this issue.

**MISCELLANEOUS BUSINESS:**

The meeting adjourned at 6:56 p.m.